



Wylie Planning and Zoning Commission

**Minutes
Wylie Planning & Zoning Commission
Tuesday January 2, 2018 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:03 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Brad Emerson, Commissioner Mike McCrossin, Commissioner Roger Myers, Commissioner Bryan Rogers, and Commissioner Jade Duan.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation. Commissioner Meyers led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the December 19, 2017, Regular Meeting.

Board Action

A motion was made by Commissioner Meyers and seconded by Commissioner McCrossin to approve the minutes for December 19, 2017, as submitted. Motion carried 7 – 0.

REGULAR AGENDA

Regular Agenda

Site Plan for Lanman Addition

Consider, and act upon a Site Plan for Medical Office on Lot 2, Block A of the Lanman Addition, located north of the intersection of Woodbridge Parkway and Hensley Lane.

Staff Presentation

Mr. Molina stated the applicant desires to develop a one story 5,522 square foot structure for a medical office on 0.882 acres. The property is zoned Planned Development Ordinance 2003-01, and the use is allowed by right within this zoning.

The existing adjacent property, Pediatric Associates of Wylie, will share fire lane, access, and utility easement. The site is in compliance with the site design and landscaping requirements of the zoning ordinance. Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Mr. David Bond, Spiars Engineering, 765 Custer Road, Plano, engineer for the subject property, stated that the building can accommodate three tenants of various sizes office space.

Board Action

A motion was made by Commissioner Rogers, and seconded by Commissioner Emerson, to approve the Site Plan for Medical Office on Lot 2, Block A of the Lanman Addition, located north of the intersection of Woodbridge Parkway and Hensley Lane. Motion carried 7 – 0.

Public Hearing

Zoning Case 2017-09

Hold a Public Hearing and consider a recommendation to the City Council regarding a change of zoning from Single-Family 10/24 (SF-10/24) District to Planned Development for Patio Homes on approximately 18 acres, generally located at the northwest corner of Brown Street and Westgate Way within the D.W. Williams Survey, Abs A1021, Tr 2. ZC2017-09

Staff Presentation

Mr. Haskins stated that the applicant is requesting zoning for a Planned Development to allow for single family residential uses on 18.393 acres generally located on the northwest corner of Brown and Westgate Way.

The Planned Development Conditions request homes starting at 1,800 square feet on 5,500 square feet lots with a minimum of 40% of those homes being 2,400 square feet. The Conditions sets a maximum lot count not to exceed 60 lots.

Staffs opinion is that the detached single family development on 5,500 square feet lots almost doubles the 3,000 square feet minimum allowed within the goals of the City's Zoning Ordinance.

Parks Board has recommended approval of the park improvements proposed by the applicant, including the design and construction of the trails extension. This parkland dedication represents approximately 30% of the total acreage of the PD.

Mr. Haskins further stated that approximately 30% of the property is unusable due to being in the floodplain, under control of the Army Corp of Engineers.

Forty-Four notifications were mailed, with two responses received in opposition of the request and no responses receiving in favor.

Applicant Presentation

Mr. Collier Bailey, Skorburg Company, 8214 Westchester, Suite 710, Dallas, applicant for the request, gave a short presentation to the Commissioners and Staff. He stated that the property will develop 59 single family homes. The average lot size of 6,500 square feet, with minimum lot size 5,500 square feet and the maximum 12,000 square feet. There will be two Homeowner's Association lots, as well as dedicated park land.

The HOA lots will be a setback from Brown Street, and will include a six feet landscaped berm.

The single family homes will be two-story patio homes, with very little yards and front yard entry. The front yard setback is 20 feet and 5 side yard setback.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Vice Chair Owens and Commissioner Duan, to recommend approval to the City Council regarding a change of zoning from Single-Family 10/24 (SF-10/24) District to Planned Development for Patio Homes on approximately 18 acres, generally located at the northwest corner of Brown Street and Westgate Way within the D.W. Williams Survey, Abs A1021, Tr 2. **ZC2017-09**. Motion carried 7 – 0.

Zoning Case 2017-10

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding amendments to Article 5, Section 5.2.F.5 Body Art Studio of the Zoning Ordinance for an interpretation of the definition for Permanent Cosmetics. **ZC 2017-10**

Staff Presentation

Ms. Ollie stated that the request is to modify and create a new use category for Cosmetic Tattoo by defining permanent cosmetics and excluding it from Body Art or Tattooing. This use would also include micro-blading as a form of semi-permanent make-up that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of pigments.

In August 2017 and April 2017 the Zoning Board of Adjustment approved variances to grant the permanent cosmetic use or Intradermal Cosmetics as defined by the State. The Board directed staff to proceed with an amendment to the ordinance to include a definition for Permanent Cosmetics.

Permanent Cosmetic Establishments would be allowed by right within Neighborhood Services, Community Retail, Commercial Corridor, Downtown Historic and South Ballard Overlay. Body Art Studio (tattoo parlor) remains an allowed use by right with the Light Industrial and Heavy Industrial zoning districts.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Meyers, to recommend approval to the City Council regarding amendments to Article 5, Section 5.2.F.5 Body Art Studio of the Zoning Ordinance for an interpretation of the definition for Permanent Cosmetics. **ZC 2017-10**. Motion carried 7 – 0.

Zoning Case 2017-11

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding amendments to Article 3, Section 3.3.C Manufactured Home District of the Zoning Ordinance 2005-58 establishing development standards. **ZC 2017-11**

Staff Presentation

Ms. Ollie stated that staff is requesting the item to be withdrawn. After the December 5th work session and further research, a majority of the discussion focused on lot sizes between 6,000 square feet and 6,500 square feet.

Any tracts of land desiring a new MH designation would have to go through a rezoning application regardless of the lot size being requested. The PD process would allow complete oversight from the Commission as well as the Council for land use compatibility and overall development and amenities.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin, to recommend withdrawing the request to the City Council regarding amendments to Article 3, Section 3.3.C Manufactured Home District of the Zoning Ordinance 2005-58 establishing development standards. **ZC 2017-11**. Motion carried 7 – 0.

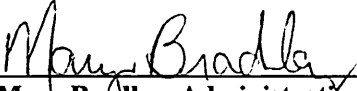
Ms. Bradley stated that the next meeting will be held January 16, 2018.

ADJOURNMENT

A motion was made by Commissioner Meyers, and seconded by Commissioner Emerson to adjourn the meeting at 7:01PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant